

ATTACHMENT B: Housing replacement conditions of Major Institution Master Plans

<b>MIMP</b>	<b>housing demolished</b>	<b>build option</b>	<b>pay option</b>	<b>performance</b>
<i>Providence Medical Center</i> <sup>1</sup> July 1994	2 duplexes, 4 units; potential 2 single-family houses	none	none	none
<i>Harborview (King County)</i> August 2000	64 units market-rate and subsidized affordable rental	replacement of all units before demolition  up to 50% more in tenant relocation assistance above required	none	# of units same size of units same affordability same area available for 10 years
<i>Swedish First Hill</i> October 2005	none	none	none	none
<i>Seattle Children's Hospital</i> April 2010	136 condominiums; market-rate; owner-occupied	submit an application for MUP before demolition  No housing replacement credit for cost that is financed by City funds	\$10.9 million or 35% of replacement cost	# of units same type/mix same square feet same quality same area
<i>Seattle University</i> January 2013	none at time of MIMP approval	submit an application for MUP before demolition  No housing replacement credit for cost that is financed by City funds	none	# of units same type/mix same square feet same quality same area
<i>Virginia Mason</i> proposed	62 apartments; market-rate; rental	submit an application for building permit before demolition  Encouraged: 10% of the units affordable to persons earning 80% median income for at least ten years  Design to compete effectively for public and private affordable housing grants and loans.  No replacement credit for any portion of the replacement cost financed by City funds.	\$4.46 million or 35% of replacement cost	for build option: # of units same type/mix same square feet same quality same area  for pay option: “comparable” and same area

<sup>1</sup> Swedish purchased its Cherry Hill campus from the Sisters of Providence in 2000. New MIMP underway.